

Hard Rock Hotel San Diego

San Diego, CA

Sep 2005 to Oct 2007

Project Executive: Overall executive leadership and preconstruction manager handling construction services, client advocacy, staff planning, project budget set-up, GMP, contract negotiations and supervision of 13 project staff



Client:

Tarsadia Hotels

Architect:

Carrier Johnson Architects
San Diego, CA

Project Information:

Volume:	\$101,000,000
Market Type:	Hospitality
Contract Type:	GMP
Schedule:	24 Months
Precon:	6 Months
Total Floors:	12 Floors
Total Gross SF:	420,000 SF

Preconstruction and Construction services for this 420,000 SF, 420-room, 12-story hotel with specialty “Hard-Rock” theming and amenities. **\$102 Million.** The hotel was the development of an entire downtown city block totaling 52,630 SF with 230 car 2-Level below-grade parking garage, with 42,000 SF of Meeting spaces (with Ballroom), 2 main feature restaurants, hard rock shop, retail spaces, and 2 bar/club venues, and main pool deck on 4th Floor. 24-Months schedule historic



Project Features and Highlights:

- 52,630 City block development in busy downtown
- 242 Standard Rooms and 158 one-bedroom suites
- 20 Custom Rock Star Suites with custom finishes
- 2 main feature restaurants
- 2 special club/bar venues and outdoor pool
- Coordination with 3 other TI Retail contractors
- Large meeting room spaces including ballroom
- Historic preservation of existing building on site
- Management of Owner FF&E and Theming package
- Construction of Spa to fit within a typical floor
- Large open terrace deck and concert venue
- Management of \$15M Value Engineering effort

Awards and Achievements:

- Turner National Eagle Award
- Paradise in Progress Award
- CMAA Project of Year

Top 3 Accomplishments

1. Managing integration of the Hard Rock Standards (in progress)
2. Delivering project on time despite \$20M in Change Order work
3. Winning National Turner Eagle Award for Operational Excellence